

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY, CALIFORNIA  
AND RECORD OF ACTION**

June 3, 2003

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FROM: **G. DANIEL OJEDA**, Director  
Architecture & Engineering Department

**DAVE GIBSON**, Director  
Facilities Management Department

SUBJECT: **ROOFING REPAIR PROJECTS IN SAN BERNARDINO, FONTANA AND CHINO – APPROVE  
PROJECTS AND INCREASE APPROPRIATIONS**

**RECOMMENDATION:**

- 1) Approve the Roofing Repair Projects at the ISG Building and Central Detention Center / Sheriff's Headquarters Central Plant Building in San Bernardino, the Mechanical Building at the Fontana County Complex and the Yorba Slaughter Adobe in Chino;
- 2) Approve the use of County contingency funds in the amount of \$653,000 for roofing repair projects (4 votes required); and
- 3) Increase appropriations and revenues in the amount of \$653,000 in the Capital Improvement Program as detailed in the Financial Impact section below (4 votes required).

**BACKGROUND INFORMATION:** In February of this year the County experienced two significant rainstorms. During and after these storms problems were discovered with many of the roofs on County facilities resulting from deterioration and age. In March, the Facilities Management Department did some temporary repairs, and assessed the conditions of these problem roofs. Three of these roofs are in an advanced state of deterioration and immediate permanent repairs are recommended. These roofs are on the ISG Building and Central Jail Mechanical Building in San Bernardino, and the Mechanical Building at the Fontana County Complex. Additionally, the roof on the historic Yorba Slaughter Adobe in Chino has experienced ongoing leaks since it was replaced three years ago despite repeated attempts at repair. An independent study recommends replacement of this roof.

Architecture and Engineering and Facilities Management are recommending that the following four roofs be replaced or rehabilitated in order to avoid significant water damage in the event of another major rainstorm:

ISG Building, 777 Rialto Ave., San Bernardino: The current roof is a combination of urethane foam and steel. The existing roofing system is 26 years old. Significant leaking has occurred affecting the operational areas of ISD, Printing and Mail Services, Central Stores' warehouse and the Registrar of Voters warehousing area, which is intended to house the new electronic voting equipment. The scope of this project includes recoating the foam portion of the roof, replacing and resealing all joints in the metal roof and rehabilitating the roofing and support system for the roof-top evaporative cooling units. The estimate for this project is \$463,000. The Architecture and Engineering Department will implement this project.

Fontana Mechanical Building, 17830 Arrow Blvd., Fontana: Several areas of the roof have completely deteriorated and the leaks are causing damage to materials and electrical equipment. The existing roof is 20 years old. This building houses the heating, ventilating and air conditioning equipment, and main electrical panels that serve the Fontana County Complex. The roof also covers the communication room, and Sheriff's evidence lockers in which materials are stored for court cases. The estimate for this project is \$40,000. The Facilities Management Department will implement this project.

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### ROOFING REPAIR PROJECTS IN SAN BERNARDINO AND FONTANA – APPROVE PROJECTS AND INCREASE APPROPRIATIONS

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Central Detention Center / Sheriff's Headquarters Mechanical Building, 630 E. Rialto Street, San Bernardino: This building houses the heating, ventilating and air conditioning equipment for the Central Detention Center and Sheriff's Headquarters. The leaks have caused damage to materials and electrical panels within the building. The existing roof is 32 years old, is in a deteriorated state and has exceeded its life expectancy. The estimate for this project is \$40,000. The Facilities Management Department will implement this project.

Yorba Slaughter Adobe, 17127 Pomona Rincon Road, Chino: This branch of the County Museum is one of the oldest structures in San Bernardino County. It was built in 1853 and is listed on the National Register of Historic Buildings. As part of a seismic rehabilitation project several years ago, the roof was replaced with a new wood shingle roof in keeping with the historic character of the building. The roof continues to leak despite repeated attempts at repair. An independent roofing consultant was hired to investigate the roof and recommends that it be replaced. The estimate for this project is \$110,000. The County will pursue, as appropriate, the recovery of these repair costs from the previous contractor. The Architecture and Engineering Department will implement this project.

In addition to these immediate needs the Facilities Management Department has repaired or has scheduled roof repair on 30 facilities and identified 11 roofs that need further assessment. To help identify additional repairs that may be needed, the department is in the process of retaining the services of a roofing specialist. This specialist can advise on roofing replacement, repair methods, life expectancies of existing roofs, provide a cost analysis of needed repairs, and make recommendations for on-going maintenance. It is critical that the process to repair the four roofs identified above be started immediately, in order that these repairs are completed in advance of next year's rainy season.

**REVIEW BY OTHERS:** This item has been coordinated with Eli Montoya, Department Contract Compliance Designee, on May 14, 2003; approved as to legal form by County Counsel (Jean-Rene Basle, Deputy County Counsel) on May 14, 2003; and reviewed by the County Administrative Office (Lynn Chacon, Mario Lara, and Tom Forster, Administrative Analysts) May 14, 2003.

**FINANCIAL IMPACT:** The total project costs of \$653,000 (Construction – \$490,000; Contingencies - \$49,000 and Design/Project Management/Inspection - \$114,000) will be 100% reimbursed by County Contingency Funds.

Transfers In and Out:

AAA-CNR-CNR-6000	Contingencies	( 653,000)
AAA-FAD-FAD-5030	Operating Transfers Out	653,000
CJV-CIP-3820-4030		653,000
CJV-CIP-3820-9975	Operating Transfer In	(653,000)

**COST REDUCTION REVIEW:** The County Administrative Office has reviewed this agenda item and concurs with the A&E and Facilities Management Department proposal and recommends this action based on the necessity to repair these roofs promptly in order to prevent water damage to the contents of the buildings.

**SUPERVISORIAL DISTRICT(S):** Second and Fifth

**PRESENTER:** G. Daniel Ojeda, Director, A&E, 387-5025  
Dave Gibson, Director, Facilities Management, 387-2230

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